

Office Space

2928 Story Road W., Irving TX 75038

For Lease



Saul Waranch

Broker

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Jeff Lewin

Head of Brokerage

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THE SPACE

Location	2928 Story Road W., Irving, TX, 75038
Square Feet	5,626
Annual Rent PSF	\$16.00
Lease Type	NNN

HIGHLIGHTS

- Prime location in Irving.
- Flex property.
- Dock high with ramp.
- Currently finished out.
- Minutes from DFW airport.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,877	115,705	239,502



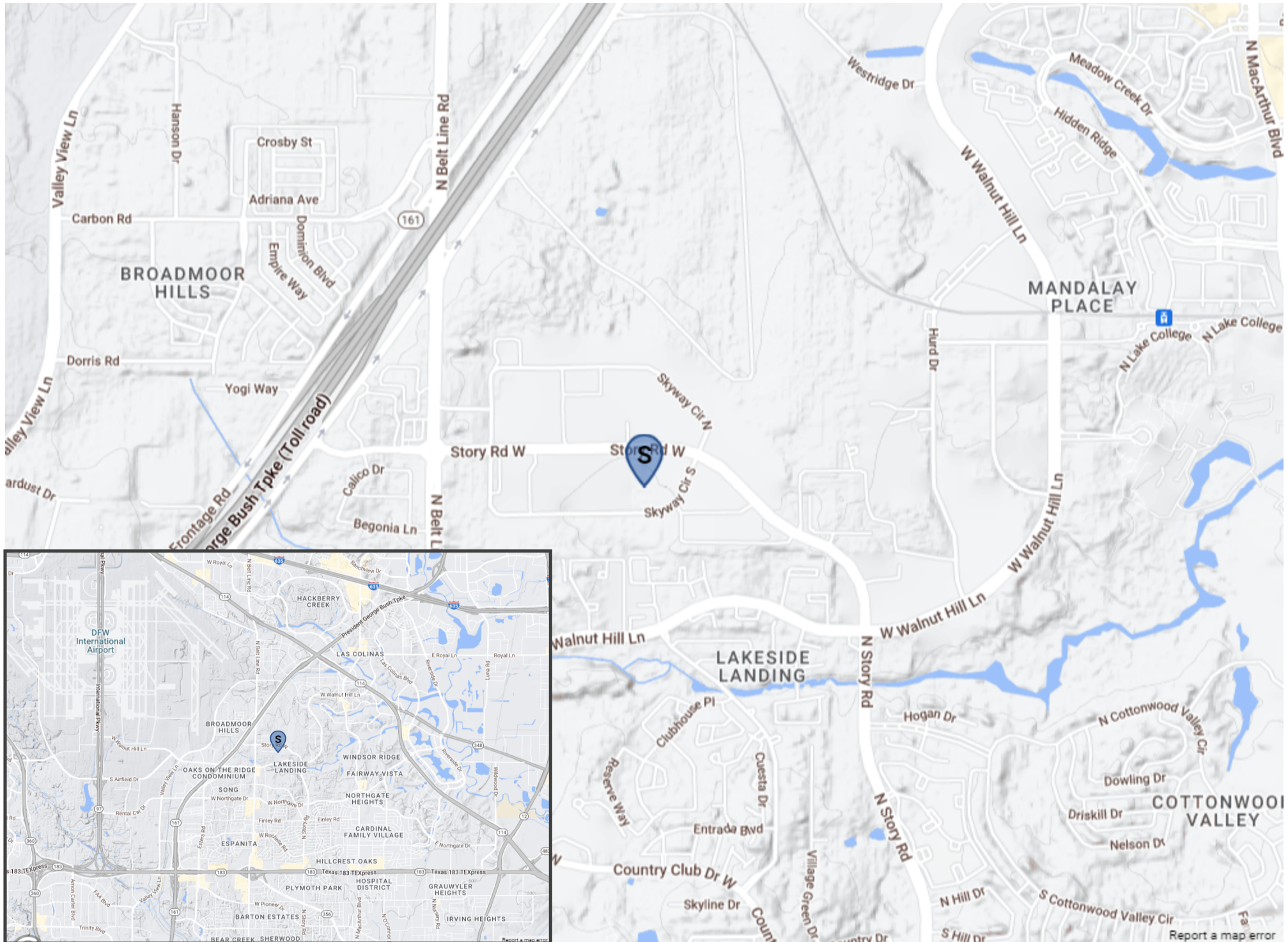
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,247	\$104,434	\$103,292



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,244	45,533	92,838





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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,946	80,436	165,164
2010 Population	15,059	90,421	188,822
2022 Population	17,877	115,705	239,502
2027 Population	17,633	115,704	241,845
2022 African American	5,241	20,335	34,279
2022 American Indian	177	1,411	3,197
2022 Asian	5,083	30,681	57,351
2022 Hispanic	4,599	38,931	93,454
2022 Other Race	1,902	17,880	43,890
2022 White	3,278	28,461	62,738
2022 Multiracial	2,144	16,756	37,736
2022-2027: Population: Growth Rate	-1.35 %	0.00 %	0.95 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	736	2,853	5,825
\$15,000-\$24,999	456	2,256	5,400
\$25,000-\$34,999	518	2,474	6,031
\$35,000-\$49,999	1,001	5,959	11,210
\$50,000-\$74,999	1,688	9,987	19,491
\$75,000-\$99,999	889	6,733	13,108
\$100,000-\$149,999	1,089	7,360	16,041
\$150,000-\$199,999	508	3,860	7,624
\$200,000 or greater	359	4,052	8,103
Median HH Income	\$60,783	\$72,284	\$72,208
Average HH Income	\$85,247	\$104,434	\$103,292

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,445	37,665	70,838
2010 Total Households	6,493	37,374	73,774
2022 Total Households	7,244	45,533	92,838
2027 Total Households	7,145	45,802	94,193
2022 Average Household Size	2.45	2.53	2.56
2000 Owner Occupied Housing	804	10,123	23,154
2000 Renter Occupied Housing	5,219	25,342	43,894
2022 Owner Occupied Housing	1,539	13,291	30,292
2022 Renter Occupied Housing	5,705	32,242	62,546
2022 Vacant Housing	622	3,794	7,870
2022 Total Housing	7,866	49,327	100,708
2027 Owner Occupied Housing	1,595	13,513	30,816
2027 Renter Occupied Housing	5,551	32,288	63,377
2027 Vacant Housing	740	4,229	8,420
2027 Total Housing	7,885	50,031	102,613
2022-2027: Households: Growth Rate	-1.35 %	0.60 %	1.45 %

Source: esri

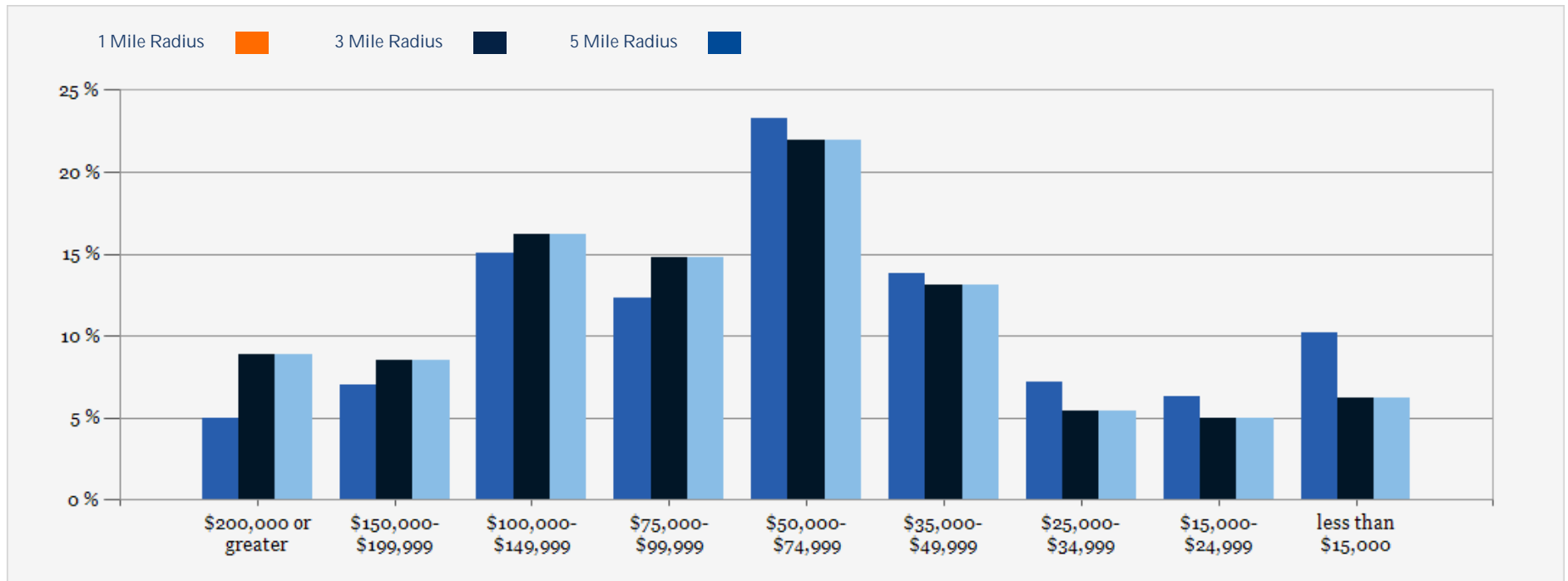
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,869	12,164	23,579
2022 Population Age 35-39	1,483	9,975	20,601
2022 Population Age 40-44	1,259	8,364	17,607
2022 Population Age 45-49	1,042	6,749	14,062
2022 Population Age 50-54	916	6,229	12,873
2022 Population Age 55-59	735	5,423	11,294
2022 Population Age 60-64	626	4,822	10,490
2022 Population Age 65-69	474	3,941	8,563
2022 Population Age 70-74	380	3,166	6,748
2022 Population Age 75-79	233	2,157	4,561
2022 Population Age 80-84	123	1,308	2,734
2022 Population Age 85+	90	1,016	2,318
2022 Population Age 18+	13,506	89,958	183,840
2022 Median Age	31	33	33

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,286	\$76,630	\$76,447
Average Household Income 25-34	\$84,862	\$99,648	\$98,061
Median Household Income 35-44	\$67,935	\$79,750	\$82,001
Average Household Income 35-44	\$95,339	\$115,492	\$116,634
Median Household Income 45-54	\$64,850	\$80,598	\$81,801
Average Household Income 45-54	\$94,684	\$117,305	\$117,539
Median Household Income 55-64	\$59,124	\$77,097	\$75,547
Average Household Income 55-64	\$85,597	\$117,863	\$113,313
Median Household Income 65-74	\$56,874	\$61,545	\$60,550
Average Household Income 65-74	\$83,020	\$99,135	\$94,450
Average Household Income 75+	\$74,902	\$76,310	\$70,475

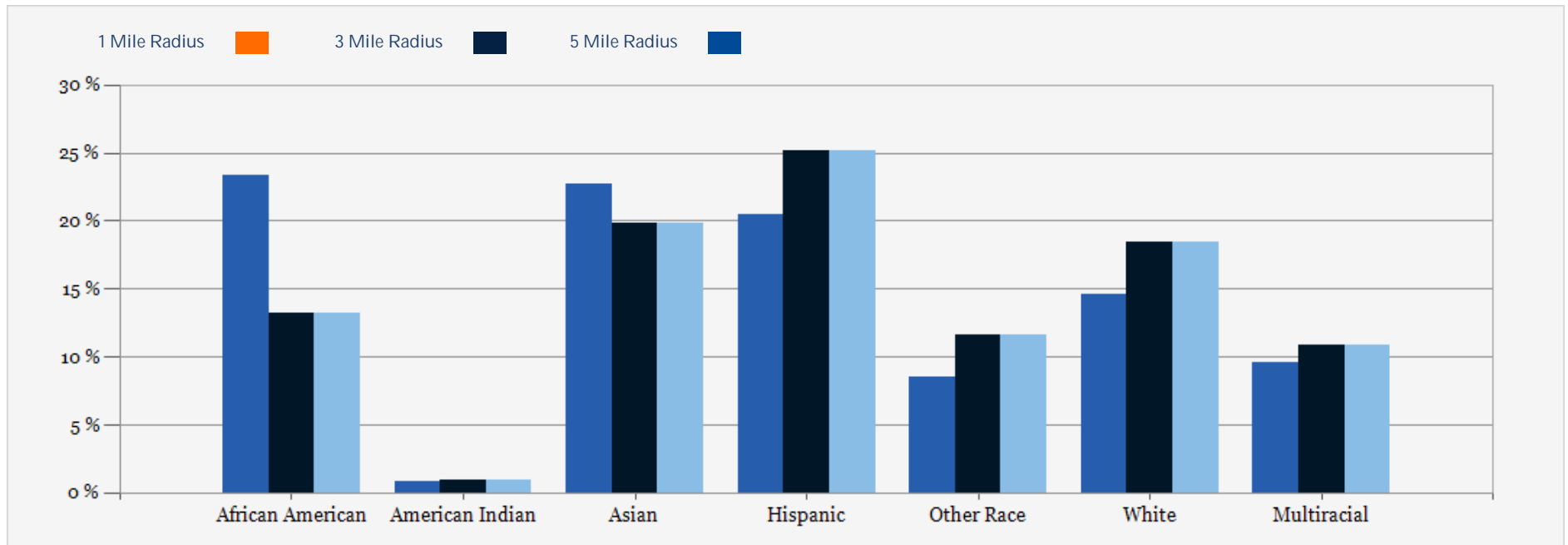
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,594	10,960	21,493
2027 Population Age 35-39	1,348	9,889	20,287
2027 Population Age 40-44	1,047	8,107	17,353
2027 Population Age 45-49	1,005	7,150	15,386
2027 Population Age 50-54	882	5,876	12,511
2027 Population Age 55-59	778	5,445	11,358
2027 Population Age 60-64	610	4,651	9,819
2027 Population Age 65-69	496	4,032	8,875
2027 Population Age 70-74	363	3,249	7,130
2027 Population Age 75-79	276	2,456	5,261
2027 Population Age 80-84	174	1,560	3,396
2027 Population Age 85+	116	1,203	2,693
2027 Population Age 18+	13,553	90,832	187,098
2027 Median Age	30	33	33

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,187	\$81,972	\$82,523
Average Household Income 25-34	\$94,231	\$110,316	\$108,745
Median Household Income 35-44	\$77,546	\$88,733	\$92,449
Average Household Income 35-44	\$109,882	\$129,379	\$131,195
Median Household Income 45-54	\$74,659	\$91,007	\$93,383
Average Household Income 45-54	\$110,587	\$133,699	\$134,596
Median Household Income 55-64	\$65,135	\$85,201	\$84,492
Average Household Income 55-64	\$97,016	\$129,154	\$126,360
Median Household Income 65-74	\$62,621	\$68,730	\$68,305
Average Household Income 65-74	\$95,454	\$113,006	\$108,462
Average Household Income 75+	\$86,857	\$89,100	\$82,938

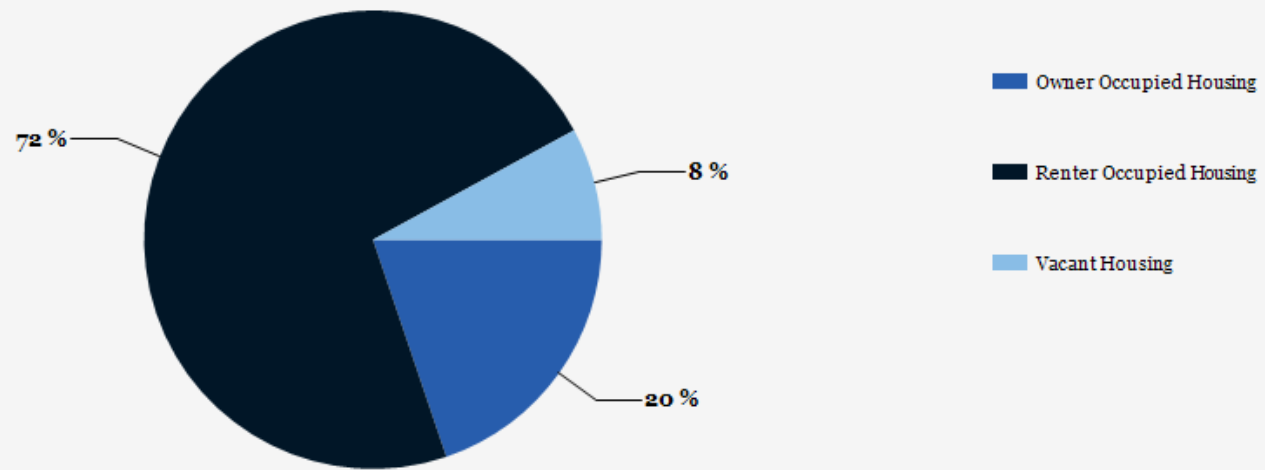
2022 Household Income



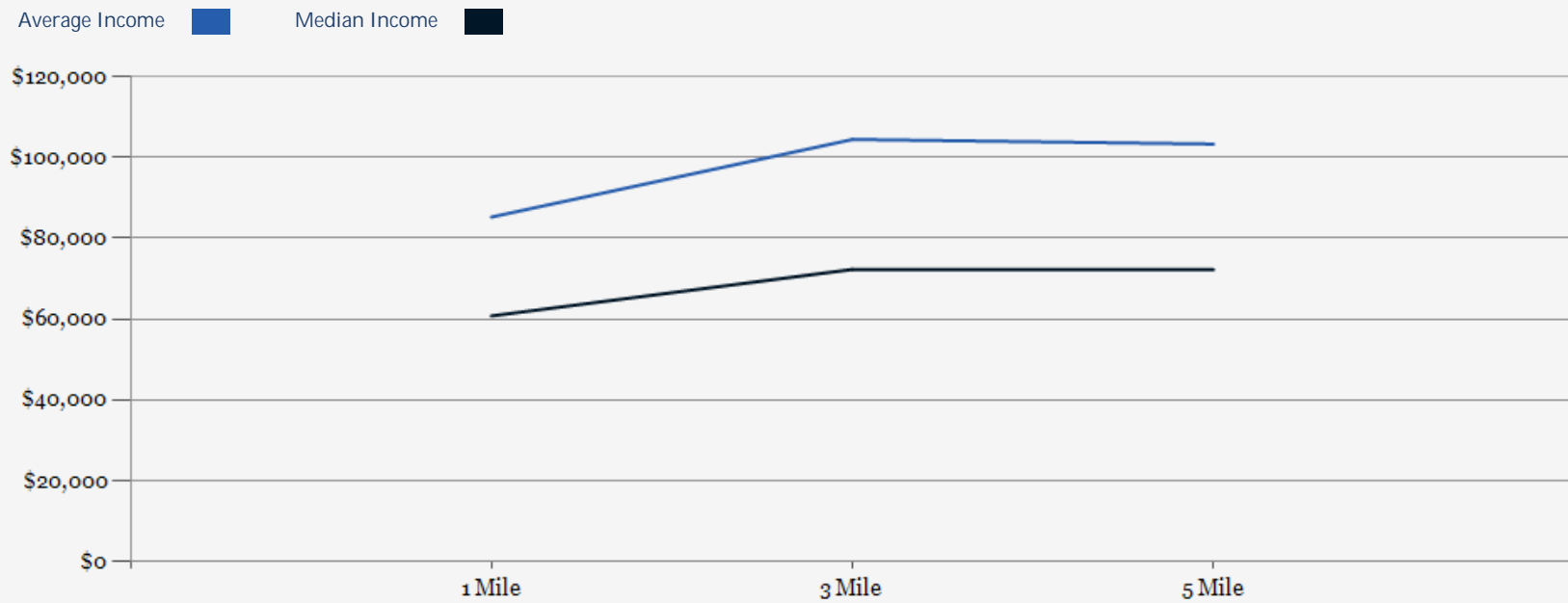
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Office Space

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The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date